

MAPP & WESTON

Refreshingly independent...

£325,000

11 Dampier Walk, Broadfield, Crawley, West Sussex,

RH11 9JT



 4

Bedrooms

 1

Bathroom

sales@mappandweston.co.uk

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Dampier Walk, Broadfield, Crawley



- FOUR BEDROOMS
- FULLY REFURBISHED
- SPACIOUS DESIGN
- CLOAKROOM
- OFFICE/STORE ROOM
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- GAS CENTRAL HEATING
- NEW CARPETS AND FLOORS
- NO ONWARD CHAIN

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A comprehensively refurbished family home in a traffic-free, residential walk at Broadfield. Close to Local shops, schools and other amenities.

PART GLAZED UPVC FRONT DOOR TO RECEPTION LOBBY: Laminated wood-effect flooring.

OFFICE/STORE ROOM: 5'6 x 5'6 Electric circuit breakers, electric meter cupboard. Radiator, power and lighting, window providing natural light. Laminated wood-effect flooring.

UTILITY ROOM: 5'6 x 2'8 Space and plumbing for washing machine. Laminated wood-effect flooring.

GLAZED DOOR TO MIDDLE LOBBY: Coat/storage cupboard. Laminated wood-effect flooring.

CLOAKROOM: Wash-basin, low flush WC. Laminated wood-effect flooring.

LOUNGE: 17'6 x 15' Double aspect, Outlook over the rear garden.

KITCHEN/BREAKFAST ROOM: 11'4 x 11 Attractive outlook over the rear garden. Fitted with a brand new kitchen comprising white laminated doors and worktops, inset stainless steel sink. Range of drawers and cupboards, four-ring ceramic electric hob, fan oven/grill below, stainless-steel extractor hood overhead. Tiled splashback to working areas, range of eye-level cupboards, space for upright fridge/freezer. Ample space for table and chairs. Door to rear garden.

STAIRS FROM MIDDLE LOBBY TO FIRST FLOOR LANDING. Wooden balustrade. Boiler cupboard with gas combination boiler, airing shelves.

BEDROOM ONE: 11' x 9'10 Outlook over the rear garden. Inset ceiling lights.

BEDROOM TWO: 11'2 x 8'2 Outlook over the rear garden. Access to loft.

BEDROOM THREE: 10'2 x 8' Outlook over the rear garden.

BEDROOM FOUR: 8'1 x 7' Outlook to the front.

BATHROOM: 6'10 x 6'4 Panel-enclosed bath with "Triton" electric shower overhead and glazed shower screen. Pedestal wash basin, low flush WC. Laminated wood-effect flooring.


FRONT GARDEN: Laid to lawn with a raised shingle section.

REAR GARDEN: Laid to lawn with a substantial area of full-width, wooden decking to the rear of the house. Rear pedestrian access gate to a walkway.

COUNCIL TAX BAND: C

EPC BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 11 Dampier Walk, Broadfield, Crawley, West Sussex, RH

